

018.0

Map

0007

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 978,800 /

USE VALUE: 978,800 /

ASSESSED: 978,800 /

Total Card /

978,800

Total Parcel

978,800

978,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		BAY STATE RD, ARLINGTON

OWNERSHIP

Owner 1:	BROWNELL KEVIN
Owner 2:	KERTZNER NATALIE
Owner 3:	
Street 1:	55 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	ROBERTS DAVID M & NADIA -
Owner 2:	-
Street 1:	55 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2553 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6114		Sq. Ft.	Site		0	85.	0.99	2									512,908						512,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6114.000	465,900		512,900	978,800
Total Card	0.140	465,900		512,900	978,800
Total Parcel	0.140	465,900		512,900	978,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	383.47	/Parcel:	383.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	463,600	0	6,114.	512,900	976,500	976,500	Year End Roll	12/18/2019
2019	101	FV	340,400	0	6,114.	663,800	1,004,200	1,004,200	Year End Roll	1/3/2019
2018	101	FV	328,600	0	6,114.	422,400	751,000	751,000	Year End Roll	12/20/2017
2017	101	FV	328,600	0	6,114.	386,200	714,800	714,800	Year End Roll	1/3/2017
2016	101	FV	328,600	0	6,114.	313,800	642,400	642,400	Year End	1/4/2016
2015	101	FV	315,900	0	6,114.	313,800	629,700	629,700	Year End Roll	12/11/2014
2014	101	FV	315,900	0	6,114.	286,000	601,900	601,900	Year End Roll	12/16/2013
2013	101	FV	270,800	0	6,114.	272,100	542,900	542,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS DAVID M	1510-37		6/22/2017		1,080,000	No	No		
BARTLETT STEPHE	1420-34		7/25/2012	Private	762,000	No	No		
SILVIA LEONA	1322-112		7/3/2006	Change>Sale	400,000	No	No		
SILVIA PAUL R	1126-172		5/23/1994		10	No	No	A	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS DAVID M	1510-37		6/22/2017		1,080,000	No	No		
BARTLETT STEPHE	1420-34		7/25/2012	Private	762,000	No	No		
SILVIA LEONA	1322-112		7/3/2006	Change>Sale	400,000	No	No		
SILVIA PAUL R	1126-172		5/23/1994		10	No	No	A	

PAT ACCT.

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BARTLETT STEPHE	1420-34		7/25/2012	Private	762,000	No	No		
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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	761	Wood Dec	29,000	C				
6/25/2019	929	Redo Bat	115,000	O				add bsmnt stairs/r
11/13/2018	1693	Re-Roof	11,960	C				
1/11/2007	21	Wood Dec	8,600			G9	GR FY09	12X16 DECK
11/9/2006	970	Addition	96,000			G8	GR FY08	ADD 2ND LEVEL W/BT
5/4/2004	318	New Wind	3,552			G6	GR FY06	5 REPL WNDWS
9/1/1998	638	Manual	2,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2020	Measured	DGM	D Mann
4/12/2018	SQ Returned	MM	Mary M
11/18/2017	MEAS&NOTICE	BS	Barbara S
11/10/2017	MEAS&NOTICE	BS	Barbara S
5/5/2009	Measured	372	PATRIOT
1/23/2009	Meas/Inspect	294	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
12/17/2006	MLS	HC	Helen Chinal
3/10/2005	Permit Visit	BR	B Rossignol
Sign:	VERIFICATION OF VISIT NOT DATA		/ /

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

